

# 1280 Energy Park

1280 Energy Park Drive  
St. Paul, MN 55108

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*Coming to market: 71,971 SF industrial and office*



**WELLINGTON**  
MANAGEMENT





#### Potential Availability Spring 2024

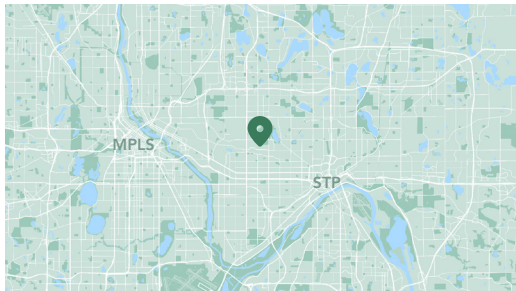
Owner, Manager, Leasing

71,971 SF office industrial/flex building

100 surface stalls

18' clear height

Energy Park Neighborhood



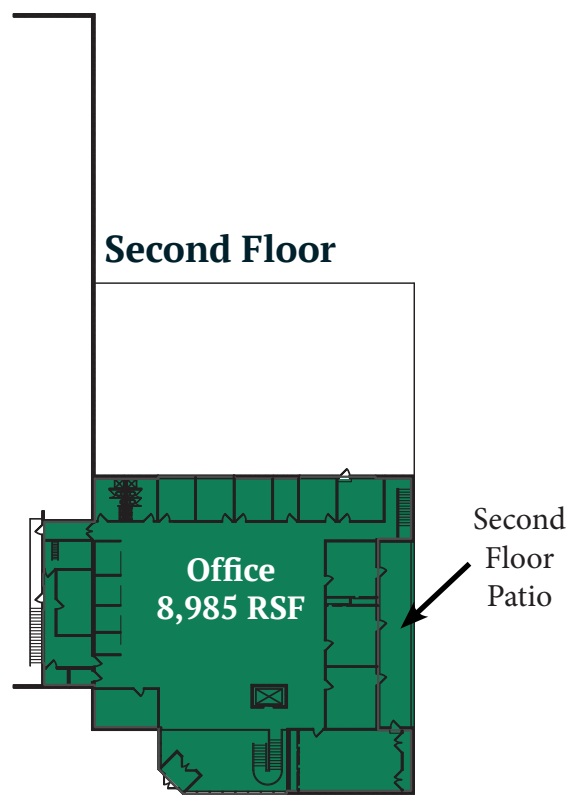
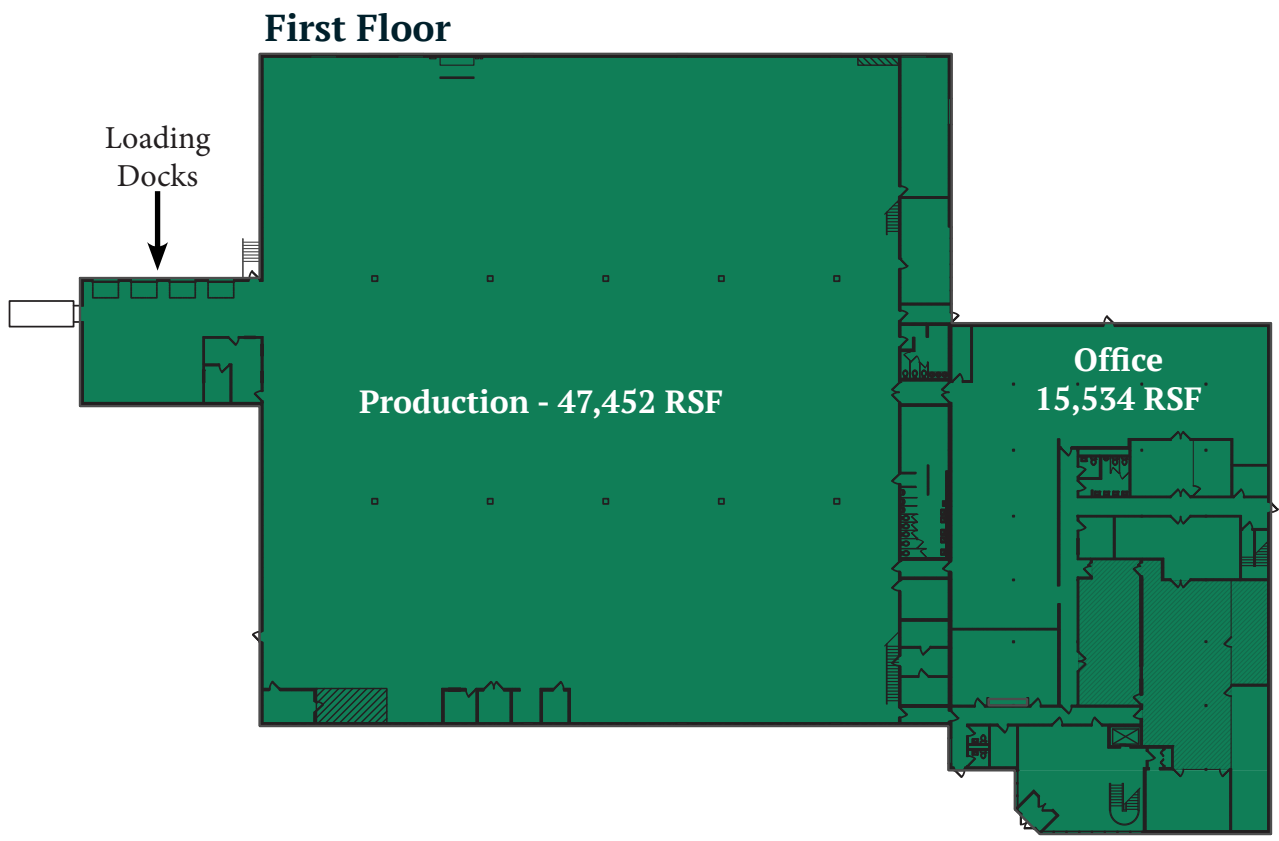
#### Long-term home for a local business in Energy Park.

The two-story 1280 Energy Park building is located in the heart of St. Paul's Energy Park between Snelling and Lexington Avenues. Since its construction in 1984, the mixed-use office/industrial property has been fully occupied by ENPOINTE (formerly GLS Systems, Inc.), a graphic design and printing company that has evolved to encompass branding, marketing and data analytics. Acquired by Wellington in 2008, the building features over 24,000 sf of office area on two levels with rooftop patio access. The manufacturing floor offers over 47,000 sf of production area with column rows set 69' apart and spaced 36' on center for a unique and unrestricted open layout.

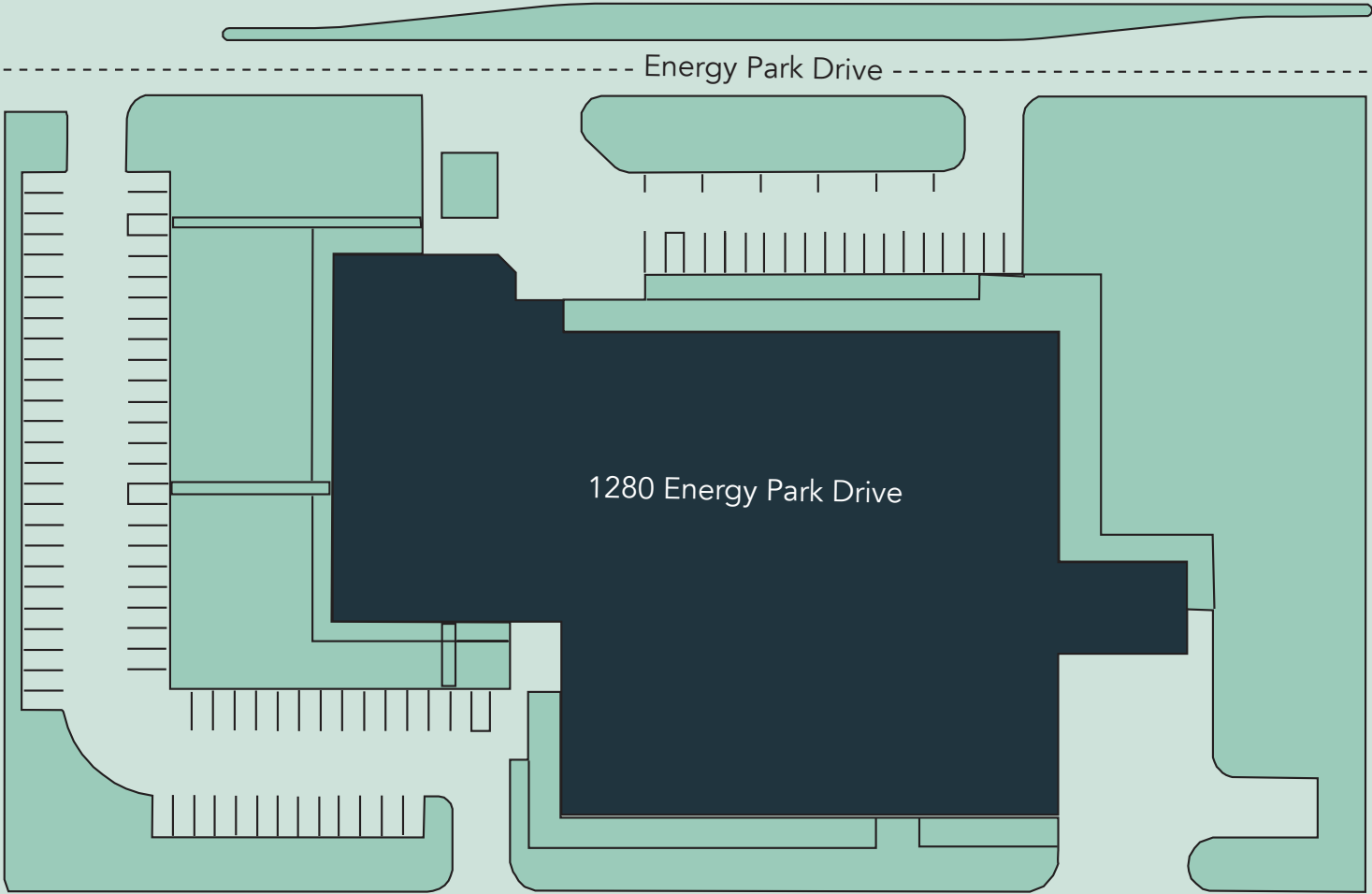
#### HIGHLIGHTS

- Conveniently located on Energy Park Drive with easy access to local shops and restaurants
- Open reception area with skylights
- 18' clear height with four dock doors

# Floor Plan - 71,971 Total RSF

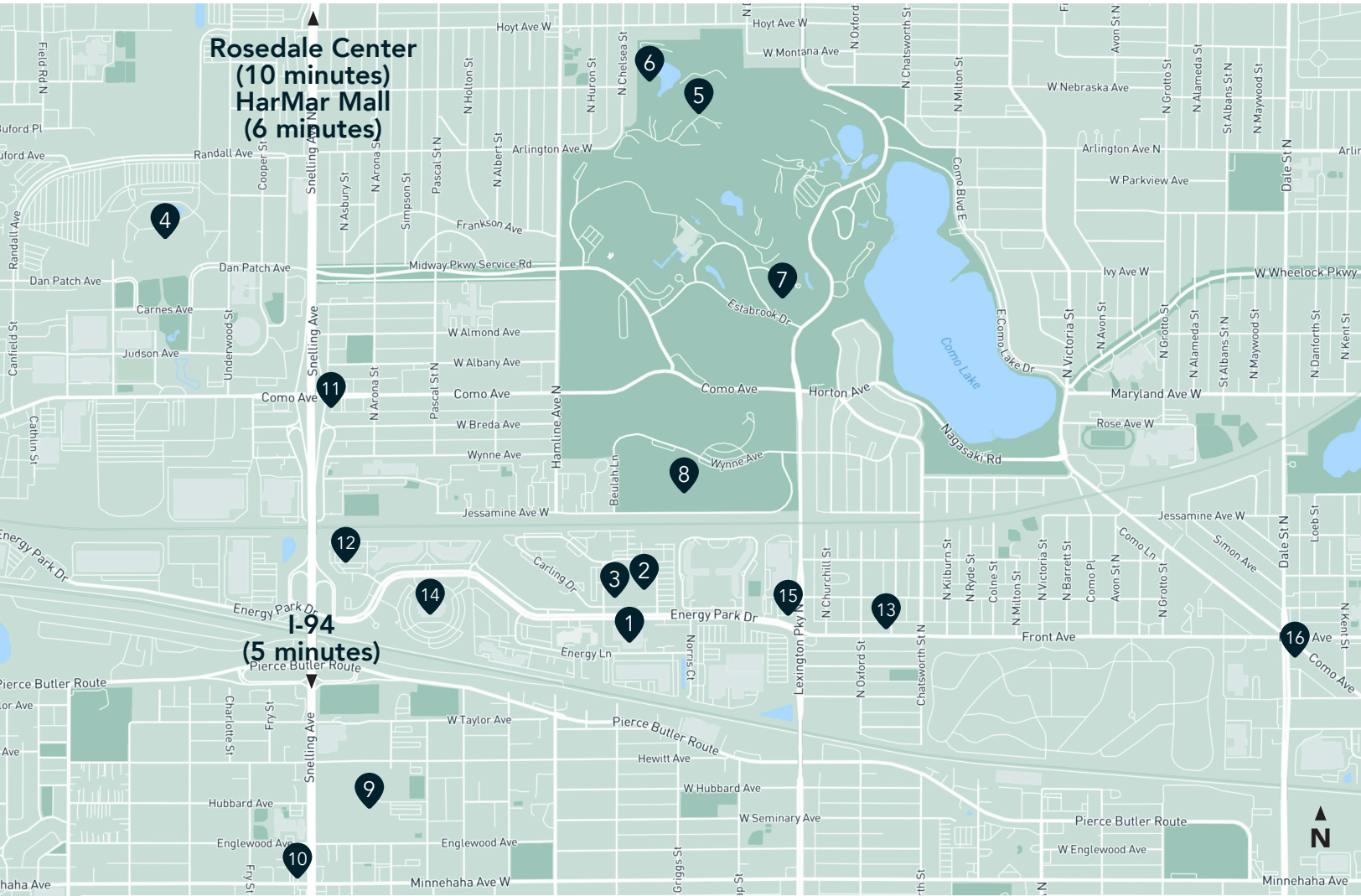


# Site Plan





# The Neighborhood



## Demographics

### 1 MILE AWAY

5,513 Population  
3,318 Households  
\$91,630 Avg. Income

### 3 MILES AWAY

60,348 Population  
27,071 Households  
\$105,799 Avg. Income

### 5 MILES AWAY

199,925 Population  
88,293 Households  
\$109,238 Avg. Income

## Hot Spots

- |                                |                   |                          |                                   |
|--------------------------------|-------------------|--------------------------|-----------------------------------|
| 1. 1280 Energy Park            | 5. Como Zoo       | 9. Hamline University    | 13. Half Time Rec                 |
| 2. Bandana Square              | 6. Sunken Garden  | 10. Ginkgo's Coffeehouse | 14. Metropolitan State University |
| 3. Best Western Hotel          | 7. Como Park      | 11. Nelson Cheese & Deli | 15. Gabe's by the Park            |
| 4. Minnesota State Fairgrounds | 8. McMurray Field | 12. Oscar Johnson Arena  | 16. John's Pizza Cafe             |

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SENIOR PROPERTY MANAGER  
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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